

Sullivan Diligence Response

407-932-1442

RESCAP

MORRISON | FOERSTER

Claim Information

Claim Number	1533 06-29-13
Basis of Claim Explanation that states the legal and factual reasons why you believe you are owed money or are entitled to other relief from one of the Debtors as of May 14, 2012 (the date the Debtors filed their bankruptcy cases) and, you must provide copies of any and all documentation that you believe supports the basis for your claim.	<p>To whom it may concern: "As per correspondence! This letter is to reiterate my entitlement for relief of what I have suffered, at the hand of GMR mortgage, unfair foreclosure tactics, causing me a lot of grief."</p> <p>I am eagerly and anxiously awaiting my proceeds which is rightfully mine. Thank's in Advance! Please see proceeds.</p> <p>Sincerely, Leslie G. Sullivan</p>

If your claim relates to a mortgage loan that you believe was originated or serviced by one of the Debtors, please be sure to include the following loan information, so that we can effectively search our records for information on your property and loan, and evaluate your claim.

Loan Number: [REDACTED] 3060		
Address of property related to the above loan number: 650-652 ROYALTY Ct Kissimmee FL 34758		
City: Kissimmee	State: FL	ZIP Code: 34758

"Serious MATTER" [Signature]

RECEIVED

JUL 08 2013

Additional resources may be found at - <http://www.kccllc.net/rescap>

KURTZMAN CARSON CONSULTANTS

B 10 Modified (Official Form 10) (12/11)

PRF 52727-2

Claim #1533 Date Filed: 10/22/2012

UNITED STATES BANKRUPTCY COURT FOR THE SOUTHERN DISTRICT OF NEW YORK			PROOF OF CLAIM
Name of Debtor: <u>Leslie G. Sullivan</u>		Case Number: <u>08 CA 9463 MF</u>	
NOTE: This form should not be used to make a claim for an administrative expense (other than a claim asserted under 11 U.S.C. § 503(b)(9)) arising after the commencement of the case. A "request" for payment of an administrative expense (other than a claim asserted under 11 U.S.C. § 503(b)(9)) may be filed pursuant to 11 U.S.C. § 503.			
Name of Creditor (the person or other entity to whom the debtor owes money or property): <u>GMAC MORTGAGE LLC</u>		<input type="checkbox"/> Check this box if this claim amends a previously filed claim. Court Claim Number: <u>08 CA 9463</u> (If known) - <u>MF</u> Filed on: _____	
Name and address where notices should be sent: <u>GMAC MORTGAGE</u> <u>P.O. Box 900179</u> <u>LOUISVILLE KY 40390-1719</u>		<input type="checkbox"/> Check this box if you are aware that anyone else has filed a proof of claim relating to this claim. Attach copy of statement giving particulars. 5. Amount of Claim Entitled to Priority under 11 U.S.C. §507(a). If any part of the claim falls into one of the following categories, check the box specifying the priority and state the amount. <input type="checkbox"/> Domestic support obligations under 11 U.S.C. §507(a)(1)(A) or (a)(1)(B). <input type="checkbox"/> Wages, salaries, or commissions (up to \$11,725*) earned within 180 days before the case was filed or the debtor's business ceased, whichever is earlier - 11 U.S.C. §507 (a)(4). <input type="checkbox"/> Contributions to an employee benefit plan - 11 U.S.C. §507 (a)(5). <input type="checkbox"/> Up to \$2,600* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use - 11 U.S.C. §507 (a)(7). <input type="checkbox"/> Taxes or penalties owed to governmental units - 11 U.S.C. §507 (a)(8). <input type="checkbox"/> Other - Specify applicable paragraph of 11 U.S.C. §507 (a)(____). Amount entitled to priority: \$ _____	
Telephone number: <u>1-800-766-4633</u> <u>1-866-690-8322</u>		email: <u>WWW.GMACMORTGAGE.COM</u>	
Name and address where payment should be sent (if different from above): <u>407-666-0644</u> <u>407-932-1442</u>			
Telephone number: <u>407-932-1442</u>		email: <u>MANNNMANN53@YAHOO.COM</u>	
1. Amount of Claim as of Date Case Filed: \$ <u>8,990.96</u> If all or part of the claim is secured, complete item 4. If all or part of the claim is entitled to priority, complete item 5. <input type="checkbox"/> Check this box if the claim includes interest or other charges in addition to the principal amount of the claim. Attach a statement that itemizes interest or charges.			
2. Basis for Claim: <u>ILLEGAL AND MALICIOUS FORECLOSURE (MORTGAGE NOTE)</u> (See instruction #2)			
3. Last four digits of any number by which creditor identifies debtor: <u>5809</u>		3a. Debtor may have scheduled account as: _____ (See instruction #3a)	
		3b. Uniform Claim Identifier (optional): _____ (See instruction #3b)	
4. Secured Claim (See instruction #4) Check the appropriate box if the claim is secured by a lien on property or a right of setoff, attach required redacted documents, and provide the requested information. Nature of property or right of setoff: <input checked="" type="checkbox"/> Real Estate <input type="checkbox"/> Motor Vehicle <input type="checkbox"/> Other Describe: Value of Property: \$ <u>200,000 P.O.</u> Annual Interest Rate <u>4.993%</u> <input type="checkbox"/> Fixed <input checked="" type="checkbox"/> Variable (when case was filed) Amount of arrearage and other charges, as of the time case was filed, included in secured claim, if any: \$ <u>740.00 which was returned - maliciously and fraudulently.</u> Basis for perfection: _____ Amount of Secured Claim: \$ _____ Amount Unsecured: \$ _____			
6. Claim Pursuant to 11 U.S.C. § 503(b)(9): Indicate the amount of your claim arising from the value of any goods received by the Debtor within 20 days before May 14, 2012, the date of commencement of the above case, in which the goods have been sold to the Debtor in the ordinary course of such Debtor's business. Attach documentation supporting such claim. \$ _____ (See instruction #6)			
7. Credits. The amount of all payments on this claim has been credited for the purpose of making this proof of claim. (See instruction #7)			
8. Documents: Attached are redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. If the claim is secured, box 4 has been completed, and redacted copies of documents providing evidence of "redacted." DO NOT SEND ORIGINAL DOCUMENTS. ATTACHED I If the documents are not available, please explain:			
 1212032121022000000000009			
9. Signature: (See instruction #9) Check the appropriate box. <input checked="" type="checkbox"/> I am the creditor. <input type="checkbox"/> I am the creditor's authorized agent. <input type="checkbox"/> I am the trustee, or the debtor, or their authorized agent. <input type="checkbox"/> I am a guarantor, surety, indorser, or other codebtor. (Attach copy of power of attorney, if any.) (See Bankruptcy Rule 3004.) (See Bankruptcy Rule 3005.) I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief. Print Name: <u>Leslie G. Sullivan</u> Title: <u>OWNER</u> Company: <u>SULLIVAN</u> Address and telephone number (if different from notice address above): Telephone number: <u>407-932-1442</u> Email: <u>MANNNMANN53@YAHOO.COM</u> Signature: <u>Leslie G. Sullivan</u> Date: <u>10-16-2012</u>			
Penalty for presenting fraudulent claim: Fine of up to \$500,000 or imprisonment for up to 5 years, or both. 18 U.S.C. §§ 152 and 3571.			

RECEIVED
OCT 22 2012
KURTZMAN CARSON CONSULTANTS
 COURT USE ONLY

GMAC Mortgage

Date November 21, 2008

Number of pages including cover sheet:

TO: Lashio Sullivan

FROM: GC
GMAC MORTGAGE
3451 Hammond Avenue
Waterloo, IA 50702

Phone

Fax Phone 407-932-1442

Phone 1-800-766-4622

Fax Phone 319-236-5167

Account

Number 510003060

REMARKS:	<input type="checkbox"/> Urgent	<input type="checkbox"/> For your review	<input type="checkbox"/> Reply ASAP	<input type="checkbox"/> Please Comment	<input type="checkbox"/> See Attached
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The information contained in this communication is confidential and privileged except any information intended only for the personal and confidential use of the individual or entity to whom it is addressed. If you are not the addressee indicated in this message (or an agent responsible for delivery of the message to such person), you are hereby notified that you have received this communication in error and that any review, dissemination, copying or unauthorized use of this message is strictly prohibited. In such case, you should destroy this message and kindly notify the sender by reply fax. Please advise immediately if you or your employer do not consent to the messages of this kind. Opinions, conclusions and other information in this message that do not relate to the official business of the Company shall be understood as neither given nor endorsed by it. It is the Company's policy that faxes are intended for and should be used for business purposes only.

10-16-12
"It has been a long time coming,
I have suffered mentally and physically, my kidneys
went away without paying me because mr.
Horn gave them false closure paper, they worked
out, looked me in the face and tell me that they
will not pay. I lost over \$74,000.00. I have to go
back for more." Lashio Sullivan

McCarty & Bottex, P.L.
Attorneys At Law

General Civil Litigation
Criminal Law
Family Law
Personal Injury

550 North Bumby Avenue, Suite #145
Orlando, Florida 32803
Telephone: (407) 897-1223
Fax: (407) 897-1225

March 25, 2009

U.S. MAIL

Leslie Sullivan
646 Regency Way
Kissimmee, FL 34758

Dear Mr. Sullivan:

We at McCarty & Bottex know that a successful law practice is based upon community support. We strive to earn the respect and trust of our local community on a daily basis. We pride ourselves in offering quality product, exceptional client support and affordable rates for all.

We would like to take this opportunity to formally thank you for entrusting us to assist in your legal matter. As you are aware, we have successfully resolved your legal matter, specifically, Foreclosure Case No: 08-CA-9412MF. At this time, the Firm has completed the designated contracted task and your case file is now closed.

Should you have the need for legal services in the future, please give us a call. We have enclosed our business cards for your convenience. If you know of anyone who may be in need of our services, we trust you will recommend our firm. We are confident our legal counsel made a difference!

Respectfully,


Dan Yelle McCarty, Esquire

Residential Capital, LLC
c/o KCC
2335 Alaska Ave
El Segundo, CA 90245

000108

PRF # 59050***
Case No.: 12-12020
Svc: 1

PackID: 108
NameID: 11040863

Leslie G Sullivan
646 Regency Way
Kissimmee, FL 34758

CLM #1532

McCarty & Bottex, P.L.
Attorneys At Law

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Respectfully,


Dan Yelle McCarty, Esquire

STATE OF FLORIDA
OFFICE OF THE ATTORNEY GENERAL BILL MCCOLLUM
LAW OFFICES OF DAVID J. STERN, P.A. and DAVID J. STERN,
INDIVIDUALLY
AG #: L10-3-1145

AFFIDAVIT

BEFORE ME, the undersigned authority, this day personally appeared:

NAME (Mr./Mrs./Ms.) Leslie G. Sullivan
Print or type name

ADDRESS 646 Regency Way, Kissimmee, FL 34758

TELEPHONE - Home (407) 932-1442 Work (407) 666-0644

to me well known, and who, after being duly sworn and deposed, upon his/her personal knowledge, states as follows:

Are you 60 years old or older? ☒ Yes ☐ No

Are you disabled? ☐ Yes ☒ No

1. I have a complaint against GMAC MORTGAGE LLC. 800.766.4622 Plantation FL
(person/ company name, address, and telephone) 33324-3924
Ms. ERA HERNANDEZ Shum Law Offices of
Mr. DAVID J. Stern. P.A. 900 S. Pine Island Rd, Suite 400

P.O. Box 9001719, Louisville, KY 40290-1719

2. I first learned of this person or company through (example - Foreclosure proceedings, bankruptcy, etc.)

Foreclosure Proceedings
(Please attach the advertisement, mailing piece or other documents received)

3. Did this company ever contact you? ☒ Yes ☒ No. If yes, date of contact

12-07 A man from David Stern Office gave my

1/6

tenant Mrs. Evelyn Rosado a note or a card telling her to tell me to call them in regard to my house, but I did not because I did not have any transaction with Stern or any previous delinquency.

AG# L10-3-1145

In Re: The Law Offices of David J. Stern, P.A. and David J. Stern,
Individually

4. Please describe the contact

'Server' came to my house
and gave me a slew of papers. I almost have
an heart attack, up until now I have not got over it.

5. What is the address of the property involved in the foreclosure? 6504652

Royalty Ct, Kissimmee, FL 34758

6. Was or is The Law Offices of David J. Stern, P.A. representing the plaintiff in your
foreclosure case? ☒ Yes ☐ No

7. Please describe in as much detail as possible, the nature of your complaint against The Law
Offices of David J. Stern, P.A., and attach true and correct copies of all relevant documents that
establish the facts of your complaint. Please use extra pages if necessary.

GMAC mortgage, Elia Hernandez I hum and David
J. Stern P.A. deliberately, and premeditatedly, targetly,
ambush me and try to take my house illegally.
even when I had an agreement and pay up all
that they said I should pay up and because,
they withheld all the money deliberately, just so they
would take my house maliciously. This is the
undisputed truth this man Benjamin who has
given me a hard time on the phone. Threaten me
that he is going to take my house and sell
it, and that's exactly what they try to do.
There were no reason to do this, other than power,
Latent Vengeance, vendictive which causes
me sleepless nights frustration, bankruptcy
my money. Total advantage of me period."

AG# L10-3-1145

In Re: The Law Offices of David J. Stern, P.A. and David J. Stern,
Individually

They seriously try to capture my place just like a pirate. Even Mr. Shea told me that they could not take my house, one of GMPAC Rep. I told her that Mr. Benjamin threaten me to do so. I did everything that I was told right but they still foreclose on me. which was illegal, person.

8. If you are currently in litigation, what is the status of your case and please list your case number?

They did not have any case what they did was no basis to it. it was dismissed.
Case # 08 CA 9462 MF.

rented.
9. Are you currently living in the property being foreclosed? ☒ Yes ☐ No

10. Please state the date the home was or will be sold as well as the date of the Final Judgment?

N/A

11. Do you believe your home/property was foreclosed on using false/fabricated and/or forged documents? ☒ Yes ☐ No and if Yes, please explain fully and attach copies any

AG# L10-3-1145

In Re: The Law Offices of David J. Stern, P.A. and David J. Stern,
Individually

documents you have that you believe are false.

The whole foreclosure action was illegal. It should never happen. I was maliciously and directly targeted immediately and tried very very hard to take my house so they could embarrass me and learn me a lesson. Of evil period.

12. Were you served with a foreclosure complaint? ☒ Yes ☐ No

13. If you were served with a foreclosure complaint, please describe how and when you were served?

I was at my house a Saturday evening. I saw a car drive up to my house very slowly tinted glass. I was washing my car. a man emerged from it with a stack of papers filling me to sign my house in foreclosure. I almost died. I still can't believe it.

14. If you were not served with a foreclosure complaint, how did you find out about the foreclosure?

n/a

AG# L10-3-1145

In Re: The Law Offices of David J. Stern, P.A. and David J. Stern,
Individually

15. Did you hire an attorney to represent you in the foreclosure case? ☒ Yes ☐ No

16. If you did hire an attorney please provide his/her name, address, telephone number and

email address. Danyelle McCarty. 407.897-1223

550 North Bunkby Ave Suite #145

Orlando, FL 32803. (not representely/properly)

17. Were you mailed timely notices of hearings from The Law Offices of David J. Stern, P.A.?

☒ Yes ☒ No 'none' Ltr.

18. If you have not received timely notice for hearings, please explain in detail the

circumstances? n/a

19. Is there any further information you wanted to document that we did not ask? my lawyer did not represent

me properly if any. Everything about
the case I did it. I asked them at the Court
house if I was represented by an attorney and
they told me no even when I paid out
\$2650. so I file charges against BMAC Mortgage to
represent me.

20. Please list each document you have attached to this affidavit. Court Papers. Financial
regulation
Papers

AG# L10-3-1145

In Re: The Law Offices of David J. Stern, P.A. and David J. Stern,
Individually

I am seeking unspecified damages: Break of contract, unfair business practices, and intentional infliction of emotional distress, in deliberately holding back my payment and not applying it, then rejecting it for their own agenda so willfully, maliciously, and evil, retaliation type abuse on me, which was premeditation. It does cause me distress. This was very, very, wrong.

FURTHER AFFIANT SAYETH NAUGHT.

Leshia C. Lull
(Your Signature)

05-22-47

(Date of Birth)

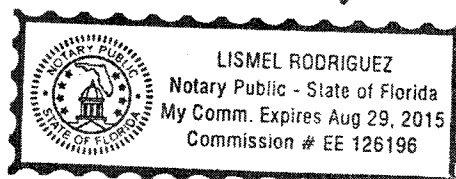
SWORN TO AND SUBSCRIBED BEFORE ME this 29th day of

June, 2013.

STATE OF FloridaCOUNTY OF OsceolaMy commission expires: August 29, 2015

Lismel Rodriguez
Notary Public

Lismel Rodriguez
(Print, type or stamp commissioned name of Notary Public)

Personally known / or
Produced identification /Type of identification produced:
CD license - 8415527 - 41.1820.

" - 666-0644

604 Regency Way
Kissimmee, FL 34755
05-15-17

ATTN: CHASE
Research Dept.

Dear Sir Madam:

Please research so I can get my relief
money that is due to me and I am entitled to.
I have been abused taken advantage of, and harassed
preclosed upon, and suffered mentally and physically,
I need relief for my ordeal, and what
I have been through. Thanks in advance.

acc# [REDACTED] 3060.

Sincerely,
Lester A. Sullivan

06-29-13



Re: "MATTER"

CHM# 1533

LESLIE G SULLIVAN
646 REGENCY WAY
KISS FL 34758

Your Western Union Quick Collect Money Transfer has been declined:

DATED: 09 12 2008
MTCN: 709 216 3435
AMOUNT: \$740.00
PAYEE: G M A C MORTGAGENG
ACCT #: [REDACTED] 8060

Please return immediately to the office where your Quick Collect Money transfer was sent from to pick up your refund.

You must bring your Quick Collect Receipt and/or this letter with picture identification.

When you arrive at the Western Union agent's office, fill out the yellow "To Receive Money" form, listing your name as the receiver and sender of the money transfer and present the form to the agent for payout.

You may use the refund check to send a new Quick Collect payment after you have made arrangements with the company to which you had sent the payment.

Questions regarding your account should be directed to the company that declined the payment.

Customer Relations Department
Quick Collect Money Transfer Service
13022 Hollenberg Dr.
Bridgeton, Missouri 63044

061000146
07/07/2007
6616649430

This is a LEGAL COPY of
your check. You can use it
the same way you would
use the original check.

10631135523 07/06/2007

0400000010000340

Evelyn Rosado
650 Ruffly Court
Poinciana, FL 34758
(813) 270-6943

DATE July 1st, 2007

PAY TO THE ORDER OF Healia Sullivan \$ 350.00

Three Hundred Fifty DOLLARS

Washington Mutual
MEMO Kent Evelyn Rosado

Doc 00634 Filed 02/05/15 Entered 02/05/15 13:24:22 Exhibit A
(Part 3) - Sullivan Diligence Response Pg 17 of 51

PUBLIX #0758
341 CYPRESS PKWY
POINCIANA FL 34753

Order ID: 441 Quick Collect
08/23/2008
1005A EDT MTCN: 466-671-6463

Sender/Remitante: LESLIE G SULLIVAN
Receiver/Destinataria: G M A C MORTGAGE

Code City/Codigo de la ciudad: HOME IA
Account #/Numero de cuenta: 3060
Reference #/Numero de referencia:
Attn/Atencion:

Western Union Card Number / Numero de Tarjeta 785229755

Amount/Cantidad: \$ 740.00
Cargos:
Servicio: 12.99
\$ 752.99



YOU'VE BEEN ENROLLED IN THE GOLD CARD REWARDS PROGRAM! To activate your Rewards Card, just use the Card Number listed above again. Once you do, we will send your Card in the mail and you'll begin earning valuable rewards!

Agent Signature /
Firma del Agente

Customer Signature /
Firma del Cliente

IN ADDITION TO THE TRANSFER FEE, WESTERN UNION ALSO MAKES MONEY WHEN IT CHANGES YOUR DOLLARS INTO FOREIGN CURRENCY. PLEASE SEE REVERSE SIDE FOR MORE INFORMATION REGARDING CURRENCY EXCHANGE. IF THE EXCHANGE RATE FOR YOUR TRANSACTION WAS DETERMINED AT THE TIME YOU SENT THE MONEY, THE CURRENCY TO BE PAID OUT AND THE EXCHANGE RATE ARE LISTED ON YOUR RECEIPT. OTHERWISE, THE EXCHANGE RATE WILL BE SET WHEN THE RECEIVED CURRENCY IS PAID OUT.

AMSCOT FINANCIAL SERVICES
POINCIANA
KISSIMMEE, FL 34759
Kiosk - 642
(407)343-0894
09/19/2008 3:05 PM
Transaction 261485

	Amount	Fee
		250 -
NEW YORK LIFE TRUST C	6,400.00	217.00
WesternUnion	2,360.00	12.99
NTCN: 465-100-5887		

Subtotal	3,713.41-
Tendered	.00
Change	3,713.41-

LESLIE SULLIVAN +603.00

AMSCOT - You're OK with us!
\$3,777.01

AMSCOT PRIVACY POLICY:

WE DO NOT DISCLOSE ANY INFORMATION
ABOUT OUR CUSTOMERS TO ANYONE,
EXCEPT AS PERMITTED BY LAW.
*RECEIPT YOUR REQUIRED FOR
MONEY ORDER STOP PAYMENT*

Sincere thanks to our customers
for supporting Amscot Financial's
Dollar for Schools charitable
promotion! Including Amscot's matching
gift of \$10,000, we raised \$80,947 for
local schools in our communities.

WESTERN
UNION

Customer Receipt / Recibo del Cliente

8433392585-4

Filed 02/05/15 Entered 02/05/15 13:24:22
(Part 5) - Sullivan Diligence Response Pg 19 of 51

AMSCOT #164
1084 CYPRESS PARKWAY
MISSIMMEE FL 34759

Oper ID: 512 Quick Collect
09/19/2008
255P EDT MTCN: 465-100-5887

Sender/Remitente: LESLIE G SULLIVAN
Receiver/Destinatarario: G M A C MORTGAGE
Code City/Codigo de la ciudad: HOME IA
Account #/Numero de cuenta: 3060
Reference #/Numero de referencia: 4079321442
Attn/Atencion:

Amount/Cantidad: \$ 2360.00
Charge(s)/Cargos:
Service/Servicio: 12.99
Total/Total: \$ 2372.99

Agent Signature /
Firma del Agente

Customer Signature /
Firma del Cliente

CERTAIN TERMS AND CONDITIONS GOVERNING THE MONEY TRANSFER SERVICE YOU HAVE SELECTED ARE SET FORTH ON THE BACK OF THIS FORM. BY SIGNING THIS FORM, YOU ARE AGREEING TO THOSE TERMS AND CONDITIONS. IN ADDITION TO THE TRANSFER FEE, WESTERN UNION ALSO MAKES MONEY WHEN IT CHANGES YOUR DOLLARS INTO FOREIGN CURRENCY. PLEASE SEE REVERSE SIDE FOR MORE INFORMATION REGARDING CURRENCY EXCHANGE.
ALGUNOS TERMINOS Y CONDICIONES QUE RIGEN EL SERVICIO DE TRANSFERENCIA DE DINERO QUE USTED HAELEGIDO, ESTAN ESPEDIFICADOS EN EL REVERSO DE ESTÁ FORMULARIO. AL FIRMARIO, USTED ESTÁ DE ACUERDO CON ESOS TERMINOS US CONDICIONES. ADEMÁS DE LOS CARGOS POR EL SERVICIO DE TRANSFERENCIA, WESTERN UNION GANA DINERO CUANDO CAMBIA SUS DÓLARES AMERICANOS POR MONEDA EXTRANJERA. POR FAVOR LEA EL REVERSO DE ESTE FORMULARIO PARA MÁS INFORMACIÓN SOBRE EL CAMBIO DE MONEDA.

WESTERN
UNION

(Part 3) San Juan Emergency Response Page 20 of 51

Western Union® Gold Card or phone number
Número de Tarjeta Dorada de Western Union® o teléfono

OR

Gold Card Members: Fill out yellow shaded areas only
Titulares de la Tarjeta Dorada: Completar los recuadros amarillos únicamente

Agent Use Only

Solo Para Uso del Agente

Money Transfer Control Number

Número de Control de Envío de Dinero (MTCN)

1 Payment Information

Información del Pago

Dollar Amount* Cantidad en Dólares*

\$ 2,360.00

Company Name/Nombre de la Compañía

Pay to/Páguese a:

AMAC MORTGAGE

Code City/Código de Ciudad:

HOME IDWA

Attention/Atención:

Reference #/# de Referencia:

2 Sender Information

Información del Remitente

First Name/Primer Nombre:

KORNE

Last Name/Apellido Paterno:

JULIAN

Account # with Company/# de Cuenta con la Compañía

3060

Phone/Teléfono:

404 937-1442

Mobile Phone*/Teléfono Celular*

Email*/Email*

TDCIDAPONA@YAHOO.COM

Street/Calle y Número

646 ROACHWAY

Apt #/Apto.

City/Ciudad:

ASSIMONCE

State/Estado:

FL

Zip/Código Postal:

34750

3 Consumer Signature

Firma del Cliente

X *Korne J. Julian*

*IN ADDITION TO THE TRANSFER FEE, WESTERN UNION ALSO MAKES MONEY WHEN IT CHANGES YOUR DOLLARS INTO FOREIGN CURRENCY. PLEASE SEE ATTACHED PAGES FOR MORE INFORMATION REGARDING CURRENCY EXCHANGE. * IF THE EXCHANGE RATE FOR YOUR TRANSACTION WAS DETERMINED AT THE TIME YOU SENT THE MONEY, THE CURRENCY TO BE PAID OUT AND THE EXCHANGE RATE ARE LISTED ON YOUR RECEIPT. OTHERWISE, THE EXCHANGE RATE WILL BE SET WHEN THE RECEIVER RECEIVES THE FUNDS. * When sending \$1,000 or more, the sender must provide identification and additional information. Dollar amount must not exceed US \$5,000. * Certain terms and conditions governing this transaction and the services you have selected are set forth on the attached pages. By signing this receipt, you are agreeing to those terms and conditions.

* ADEMÁS DEL CARGO POR EL ENVÍO, WESTERN UNION TAMBIÉN GANA DINERO CUANDO CAMBIA SUS DÓLARES A MONEDA EXTRANJERA. CONSULTE LOS DOCUMENTOS ANEXOS PARA OBTENER MÁS INFORMACIÓN SOBRE EL CAMBIO DE MONEDAS. * CUANDO EL TIPO DE CAMBIO PARA LA TRANSACCIÓN SE HAYA FIJADO AL MOMENTO DE ENVIAR EL DINERO, LA MONEDA DE PAGO Y EL TIPO DE CAMBIO APLICADO SE INDICARÁN EN EL RECIBO DEL CLIENTE. EN CASO CONTRARIO, EL TIPO DE CAMBIO SE ESTABLECERÁ CUANDO EL DESTINATARIO COBRE EL DINERO. * Para enviar una cantidad mayor o igual a \$1,000, el remitente deberá proporcionar un documento de identidad y otros datos adicionales. El monto en dólares no debe exceder US \$5,000. * Algunos de los términos y condiciones que rigen la transacción y los servicios elegidos se establecen en los documentos anexos. La firma de este recibo es válida como expresión de consentimiento con tales términos y condiciones.

Date
FechaTime
HoraAgent's Signature
Firma del Agente

Customer Copy

QFMQCDOMB 04/08

CLM#1033

7421G

Section I: Requester/Originator Information

Name	Leslie Sullivan	Telephone #	407 932 1442	Date Wire to be Sent	10/10/08
Address	1046 Regency Way	City	Kissimmee	State	FL
Customer ID Type	1. Driver License	ID#	6415521471820	Issue State/Country	1. FL / USA
	2. Card Visa	Issue Date	1. 3/22/07	Expiration Date	1. 5/22/11
Method of Signature Verification (If Applicable)		Desa Card			

Section II: Associate Accepting Wire

Associate Name	Colemaris Santana	Phone and Fax #	407 933 7717 / 4276	Unit Co#/CC#	0750109045	Date	10/10/08	Time	440pm
Callback Required if Phone, Fax or Letter	<input type="checkbox"/> Yes <input type="checkbox"/> N/A	Name/Number of Person Contacted		Date/Time		Approval (required)/Market Approval (if required)			
Callback Completed by:									

Section III: Domestic Payment Instructions

Amount of Wire	\$ 3000.00	Debit Account Type (circle one)	CHKG SAV ICA GL	Serial # (For ICA/GL) or Repetitive ID#		Source	<input checked="" type="checkbox"/> OTC	
						<input type="checkbox"/> Fax	<input type="checkbox"/> Phone	<input type="checkbox"/> Letter
Account to Debit	State	Available Balance	Account Title					
	FL	\$ 3156.08	Leslie Sullivan					
Overdraft Amount		Overdraft Approved by (Name & Signature)		Date	10/10/08	Wire Fee	\$ 25.00	

Section IV: International Payment Instructions: ☐ Check here if funds must be sent in US Dollars

USD Amount of Wire		Country		Rate		Foreign Currency Code		Foreign Currency Amount	
Debit Account Type (circle one)	CHKG SAV ICA GL	Serial # (For ICA/GL) or Repetitive ID#		FX Reference ID (If Applicable)		Source	<input type="checkbox"/> OTC		
						<input type="checkbox"/> Fax	<input type="checkbox"/> Phone	<input type="checkbox"/> Letter	
Account to Debit	State	Available Balance	Account Title						
		\$							
Overdraft Amount		Overdraft Approved by (Name & Signature)		Date		Wire Fee	\$		

Section V: Wire Information

Beneficiary Name	GMAAC Mortgage		Beneficiary Account # OR IBAN (if IBAN, no further Beneficiary Bank information is required)	1175	
Beneficiary Address: Street	3451	City	Waterloo	State	IA
Beneficiary Bank Name	JP Morgan Chase		ABA #	Country	USA
Beneficiary Bank Address: Street			City	State	NY
Additional Instructions (Attention To, Phone, Fax, Email, Contact Upon Arrival)	Credit acct # 3060 650 Royalty Ct				
Send Thru Bank/IBK (if available)	ABA # or SWIFT or National ID				
Send Thru Bank Address: Street			City	State	Country

Section VI: Customer Approval

I authorize Bank of America to transfer my funds as set forth in the instructions noted herein (including debiting my account if applicable), and agree that such transfer of funds is subject to the Bank of America standard transfer agreement (see reverse side) and applicable fees. If this is a foreign currency wire transfer, I accept the conversion rate provided in Section IV, or, if no rate is entered, the rate provided by Bank of America at the time the wire transfer is sent.

Customer's Signature: Leslie L. Sullivan Date of Request: 10/10/08

Section VII: Wire System Entry/Verification

Wire Entered by: Name/Signature (attach BFT screen prints)	Colemaris Santana		BAT Approval Authorization # (if applicable)		
Print: Colemaris Santana	Signature: [Signature]	BFT System Time	15:55:25		
Date of Entry and Verification	Verified By (Name/Signature) (Print Verification Screen)	BFT System Time			
Print: [Signature]	Signature: [Signature]				

Note: Purpose of Wire must be disclosed if sent to an OFAC blocked country - See OFAC in PRO

Section I: Requester/Originator Information							
Name: <u>Christie Sullivan</u>				Telephone #: <u>407-932-1442</u>		Date Wire to be Sent: <u>10/25/08</u>	
Address: <u>6416 Regency Way</u>				City: <u>Kissimmee</u>		State: <u>FL</u> Zip: <u>34758</u>	
Customer ID Type: <u>Driver License</u>		ID#: <u>345527471820</u>		Issue State/Country: <u>FL/USA</u>		Issue Date: <u>1/3/22/07</u>	
BOA Chk Card		Method of Signature Verification (If Applicable): <u>Sign Card</u>					
Section II: Associate Accepting Wire							
Associate Name: <u>Alenora Santana</u>		Phone and Fax #: <u>407-933-7717 / 4276</u>		Unit Co#/CC#: <u>075010904</u>		Date: <u>10/25/08</u>	
Callback Required if Phone, Fax or Letter <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A		Name/Number of Person Contacted: _____		Date/Time: _____		Approval (required)/Market Approval (if required): _____	
Callback Completed by: _____							
Section III: Domestic Payment Instructions							
Amount of Wire: <u>\$3340.00</u>		Debit Account Type (circle one): <u>CHRG</u> SAV ICA GL		Serial # (For ICA/GL) or Repetitive ID#: _____		Source: <input checked="" type="checkbox"/> OTC <input type="checkbox"/> Fax <input type="checkbox"/> Phone <input type="checkbox"/> Letter	
Account to Debit: <u>[Redacted]</u>		State: <u>MA</u>		Available Balance: \$ _____		Account Title: <u>Leslie Sullivan</u> <u>Somira Sullivan</u>	
Overdraft Amount: \$ _____		Overdraft Approved by (Name & Signature): _____				Date: <u>10/25/08</u> Wire Fee: <u>\$ 25.00</u>	
Section IV: International Payment Instructions: <input type="checkbox"/> Check here if funds must be sent in US Dollars							
USD Amount of Wire: \$ _____		Country: _____		Rate: _____		Foreign Currency Code: _____	
Debit Account Type (circle one): <u>CHRG</u> SAV ICA GL		Serial # (For ICA/GL) or Repetitive ID#: _____		FX Reference ID (If Applicable): _____		Source: <input type="checkbox"/> OTC <input type="checkbox"/> Fax <input type="checkbox"/> Phone <input type="checkbox"/> Letter	
Account to Debit: _____		State: _____		Available Balance: \$ _____		Account Title: _____	
Overdraft Amount: \$ _____		Overdraft Approved by (Name & Signature): _____				Date: _____ Wire Fee: \$ _____	
Section V: Wire Information							
Beneficiary Name: <u>EMAC Mortgage</u>				Beneficiary Account # OR IBAN: <u>[Redacted]</u> (if IBAN, no further Beneficiary Bank information is required)			
Beneficiary Address: Street: <u>3451 Hammond Ave</u>		City: <u>Watertown</u>		State: <u>MA</u>		Country: <u>USA</u> Zip: <u>50704</u>	
Beneficiary Bank Name: <u>J.P. Morgan Chase</u>				AP: <u>[Redacted]</u> National ID: <u>0021</u>			
Beneficiary Bank Address: Street: _____		City: <u>NY</u>		State: <u>NY</u>		Country: <u>USA</u> Zip: _____	
Additional Instructions (Attention To, Phone Advise, Customer Reference, Contact Upon Arrival): <u>Credit Advise [Redacted] 3060 650 Royalty Ct</u>							
Send Thru Bank/IBK (if available): _____				ABA # or SWIFT or National ID: _____			
Send Thru Bank Address: Street: _____		City: _____		State: _____		Country: _____ Zip: _____	
Section VI: Customer Approval							
I authorize Bank of America to transfer my funds as set forth in the instructions noted herein (including debiting my account if applicable), and agree that such transfer of funds is subject to the Bank of America standard transfer agreement (see reverse side) and applicable fees. If this is a foreign currency wire transfer, I accept the conversion rate provided in Section IV, or, if no rate is entered, the rate provided by Bank of America at the time the wire transfer is sent.							
Customer's Signature: <u>[Signature]</u>				Date of Request: <u>10/25/08</u>			
Section VII: Wire System Entry/Verification							
Wire Entered by: Name/Signature (attach BFT screens prints): <u>Alenora Santana</u>				BFT System Time: <u>10:11:31</u>		BFT Sequence #: <u>[Redacted] 0432</u>	
Date of Entry and Verification: _____		Verified By (Name/Signature) (Print Verification Screen): _____				BFT System Time: _____	
Print: _____		Signature: _____					

Note: Purpose of Wire must be disclosed if sent to an OFAC blocked country - See OFAC in PRO

Please explain your complaint. Attach additional sheets, if necessary.

GMAC mortgage maliciously vendictively targeted me premeditatedly and tried very very hard to take my house by illegally foreclose on my rental property at 6504 65th Royal Ct, in Mississauga. As a business owner sometimes you get very bad tenants which can make life financially difficult for you. at that time I was going through a crisis but I did try to and remedy the defect what I was told to do by GMAC associate, one lady name Shea. The person who cause this problem is a man name Benjamin whom give me a very very hard time. He told me that he was going to take my place and sell it because I can't take care of my place any more and talking down to me disrespectfully. I own my house since 1989 months prior to the problem one of my tenant Mrs Evelyn Root tell my that a man was down there taking pictures and checking out my house. saying they were from the mortgage Co. The mortgage bullying and harassment cause me mental physical as well as financial problems. This was a breach of contract. Unfair business practices to achieve their objectives they delayed entering, rejecting my payment intentionally and return to put my place in foreclosure. In doing so it cost me a lot of unnecessary money for lawyers and them. This was illegal and should never happen.

My signature authorizes the Attorney General's Office to take any action deemed necessary for purposes of investigation or enforcement. I understand that the Attorney General does not represent private citizens seeking the return of their money or other personal remedies. I am filing this complaint to notify your office of the activities of this company so that it may be determined if law enforcement or legal action is warranted.

Signature:

Leslie G. Sullivan

Date:

11-15-10

10-20-10

Please explain your complaint. Attach additional sheets, if necessary.

There was no need for this, this was all about ego, greed, mean spirited. I sent good money to cure my deficit they intentionally held it, returned my money just to put my house in foreclosure to sell it and collect their balance sheet everyone knew the shape they were in. I would think there was a conspiracy with them and their law firm, Stern & Hermandez.

I also have mortgage insurance I bought my house with that security and clauses. ever since I bought my house I try to keep my payment current most of time, saved less of everything. I need justice that people done me very very wrong and they should give me back my money, what they make me spend unnecessary.

I lost over \$9,000.00 in this process to them and lawyers. I hire a lawyer to defend me she did little or nothing for me I lost \$2600 to her, she was suppose sue them for taking my house illegally and take their compromise, but she just took my money. I become disappointed, disillusioned, depressed emotionally, stomach up set, have to be under doctor treatment because of what these people done to me. Please investigate these people though, they have done me wrong, and I need justice and closure. Thanks in advance.

My signature authorizes the Attorney General's Office to take any action deemed necessary for purposes of investigation or enforcement. I understand that the Attorney General does not represent private citizens seeking the return of their money or other personal remedies. I am filing this complaint to notify your office of the activities of this company so that it may be determined if law enforcement or legal action is warranted.

Signature: Leslie G. Sullivan

Date: 10-20-10

GMAC Mortgage

3451 Hammond Ave
P.O. Box 780
Waterloo, IA 50704-0780

08/21/08

LESLIE G SULLIVAN

646 REGENCY WAY

KISSIMMEE FL 34758-3606

RE: Account Number [REDACTED] 3060
Property Address 650 ROYALTY CT

KISSIMMEE FL 34759-0000

Dear LESLIE G SULLIVAN

Your payment has been returned unpaid by your financial institution. As a result, we have reversed these funds from your account. Your account is now due for the 06/20/08 payment. If allowed by your state, you may be assessed a returned check fee.

If your replacement payment is received after the expiration of your grace period, any applicable late charges will be assessed. If you would like to remit your payment immediately, contact us by phone to use our Pay by Phone services by calling 800-766-4622.

If you participate in one of our Electronic Payment Programs, replacement of the reversed payment as well as financial institution corrections may need to be made prior to future drafts occurring.

If this is the third payment returned for insufficient funds, your account will be restricted to certified funds.

If you have any questions regarding this matter, please contact Customer Care at 800-766-4622.

Customer Care
Loan Servicing

7005

09-08
Blum
Shea
Take away my house

\$2,254.50
9-15-08

GMAC Mortgage

3451 Hammond Ave
P.O. Box 780
Waterloo, IA 50704-0780

06/20/08

LESLIE G SULLIVAN

646 REGENCY WAY

KISSIMMEE FL 34758-3606

RE: Account Number [REDACTED] 3060
Property Address 650 ROYALTY CT

KISSIMMEE FL 34759-0000

Dear LESLIE G SULLIVAN

****IMPORTANT NOTICE REGARDING INTEREST RATE CHANGE****

The interest rate on your loan is scheduled to adjust on 06/20/08 and will be effective with the 07/20/08 payment.

Projected principal balance after 06/20/08 payment \$ 37303.03

Previous index value	3.28000%	New index value	3.11100%
Current interest rate	5.86000%	New interest rate	5.41100%
Current P&I payment \$	390.96	Margin	2.30000%

Rate Next Change Date	07/20/08
Principal and Interest Next Change	12/20/08

Your new interest rate is calculated by adding the margin to the new index value as defined in your loan documents. The result of this addition is subject to rounding and rate cap limitations according to the terms of your loan documents. If you would like to make a payment based on a 15-year amortization, please call 800-766-4622.

	MINIMUM REQUIRED	INTEREST ONLY	FULLY AMORTIZING
New P&I pmt* \$	390.96 \$	168.20 \$	365.58
Escrow** \$	313.73 \$	313.73 \$	313.73
Total \$	704.69 \$	481.93 \$	679.31

*INTEREST ONLY and FULLY AMORTIZING amounts subject to change if any payment received after the date of this notice are other than MINIMUM REQUIRED payment amount.

GMAC Mortgage

See Reverse Side For Important Information And State Specific Disclosures



OFFICE OF FINANCIAL REGULATION

FINANCIAL SERVICES
COMMISSION

CHARLIE CRIST
GOVERNOR

BILL MCCOLLUM
ATTORNEY GENERAL

ALEX SINK
CHIEF FINANCIAL OFFICER

CHARLES BRONSON
COMMISSIONER OF
AGRICULTURE

ALEX HAGER
ACTING COMMISSIONER

October 27, 2008

Ms. Elsa Hernandez Shum
Law Offices of David J. Stern, P.A.
900 South Pine Island Road, Suite 400
Plantation, FL 33324-3920

RE: Case #1658 - Leslie G. Sullivan, Loan # [REDACTED] 060, 650 Royalty Court, Kissimmee, FL
34759 - Case #08 CA 9462 MF

Dear Ms. Shum:

Please be advised that this Office is in receipt of the attached complaint filed by Mr. Sullivan.

According to Mr. Sullivan, he has made remittance towards his loan totaling \$6,100 since August 23, 2003, in accordance with a verbal agreement made with a GMAC representative named, Shea. However, it appears that at least one payment was returned.

I note an Exhibit "B" included in Mr. Sullivan's documents that indicate his scheduled payment to be approximately \$391 per month. In Count one of the foreclosure document, it states that delinquency began in June of 2008. My question is, "How did GMAC determine his delinquency if the individual has been attempting to pay more than the scheduled amount since August 2008"?

It would, therefore, be appreciated if you would: 1) Provide this Office with a detailed schedule of payments made by Mr. Sullivan; and, 2) With the current financial crisis embroiling the country, please explain why GMAC would refuse payment.

In view of the situation, I would also like to know why/if GMAC has attempted to enter into a written modification or restructuring arrangement with Mr. Sullivan.

Your prompt attention is appreciated.

Sincerely,

Richard A. Roll
Area Financial Manager
Bureau of Finance Regulation
Orlando Regional Office

RAR:bg

Attachment

cc: GMAC Mortgage LLC ✓
Leslie Sullivan

08/20/08

Account Number [REDACTED] 8060

Page Two

**Subject to change if escrow analysis occurs after the date of this letter.

The MINIMUM REQUIRED payment is the minimum monthly payment you must make as stipulated by your loan documents.

The INTEREST ONLY payment is the minimum amount necessary to pay all accrued interest amounts due for the month. If this amount is less than the minimum required payment, you must still make the minimum required payment.

The FULLY AMORTIZING payment is the principal and interest (P&I) amount required to pay your loan in full over the remaining loan term based on the new interest rate stated above. If this amount is less than the minimum required payment, you must still make the minimum required payment.

When the minimum required payment is less than the interest only or fully amortizing payments, your loan may experience negative amortization. Negative amortization occurs when the monthly P&I payment is less than the full amount of interest for the month. Whenever this occurs, the difference between the two figures is added to the outstanding principal balance of your loan. Your interest for the next month is then accrued based on the higher unpaid balance.

Your unpaid principal balance can never exceed a maximum amount equal to 999.9999% of the principal amount originally borrowed. Should your unpaid principal balance reach the maximum amount, you will be required to begin paying the full payment amount.

If your payments are made through our automatic payment program, unless we are notified otherwise, your required payment amount will be deducted on your scheduled draft date. If you wish to have additional principal deducted at the same time, please contact us at the number below to assist you with this process.

IF YOU ARE IN DEFAULT AT THE TIME THIS NOTICE IS DELIVERED TO YOU, GMAC Mortgage, LLC WILL CONTINUE WITH THE DEFAULT PROCESS EVEN THOUGH THE INTEREST RATE AND PAYMENT AMOUNT ARE BEING ADJUSTED.

If you have any questions, please call 800-766-4622.

Customer Care
Loan Servicing
4015

THIS INSTRUMENT PREPARED BY:

ORRKO 944 P62838

LOAN NO. 21-7

A. RILSON

WHEN RECORDED MAIL TO:

HOME SAVINGS OF AMERICA

P.O. BOX 7075

PASADENA, CALIFORNIA 91109-7075

ADJUSTABLE RATE MORTGAGE LOAN

This Mortgage, made this 13th day of NOVEMBER 1989, between

the Mortgagor,
LESLIE G. SULLIVAN AND ASNETH S. SULLIVAN, HUSBAND AND WIFE

herein called Borrower whose address is 26 OAKCREST ROAD
HYDE PARK, MASS 02136

and the Mortgagee, HOME SAVINGS OF AMERICA, FA, a corporation herein called LENDER, whose address is P.O. Box 7075, Pasadena, California 91109-7075.

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY-SIX THOUSAND FOUR HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's Note of even date herewith (herein "Note"), providing for payment of principal and interest NOW THEREFORE, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of OSCEOLA in the State of Florida, LOT 13, BLOCK 1394, POINCIANA, NEIGHBORHOOD 1 SOUTH, VILLAGE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 9 THROUGH 16, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

The above described property is not the homestead of the mortgagor. The mortgagor resides at 26 Oakcrest Road, Hyde Park, Mass 02136.

Documentary Tax Pd. \$ 99.10
Intangible Tax Pd. \$ 13.50
MCCALLS JR., CLERK OF COURT
OSCEOLA COUNTY BY

Together with all interest which Borrower now has or may hereafter acquire in or to said property, and in and to: (a) all easements and rights of way appurtenant thereto; and (b) all buildings, structures, improvements, fixtures and appurtenances now or hereafter placed thereon, including but not limited to, all apparatus and equipment, whether or not physically affixed to the land or any building, used to provide or supply air-cooling, air-conditioning, heat, gas, water, light, power, refrigeration, ventilation, laundry, drying, dishwashing, garbage disposal, or other services; and all waste vent systems, antennas, pool equipment, window coverings, drapes and drapery rods, carpeting and floor coverings, awnings, ranges, ovens, water heaters and attached cabinets, it being intended and agreed that such items be conclusively deemed to be affixed to and to be part of the real property that is conveyed hereby; and (c) all water and water rights, whether or not appurtenant, and shares of stock pertaining to such water or water rights, ownership of which affects said property. Borrower agrees to execute and deliver, from time to time, such further instruments as may be requested by Lender to confirm its lien of this Mortgage on any such properties. The properties mortgaged, granted, and conveyed to Lender hereunder are hereinafter referred to as "such property".

The Borrower absolutely and irrevocably grants, transfers and assigns to Lender the rents, income, issues, and profits of all property covered by this Mortgage.

Borrower covenants that Borrower is lawfully seized of the estate herein conveyed and has the right to mortgage, grant and convey such property, that such property is unencumbered, and that Borrower will warrant and defend generally the title to such property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in such property.

FOR THE PURPOSE OF SECURING

(1) Payment of the sum of \$ with interest thereon, according to the terms of a promissory note of even date herewith and having a final maturity date of made by Borrower, payable to Lender or order, and all modifications, extensions or renewals thereof. (2) Payment of such additional sums with interest thereon, (a) as may be hereafter borrowed from Lender by the then record owner of such property and evidenced by a promissory note or notes reciting it or they are so secured and all modifications, extensions or renewals thereof; or (b) as may be incurred, paid out, or advanced by Lender, or may otherwise be due to Lender under any provisions of this Mortgage and all modifications, extensions or renewals thereof. (3) Performance of each agreement of Borrower contained herein or incorporated herein by reference or contained in any papers executed by Borrower relating to the loan secured hereby. (4) Performance, if the loan secured hereby or any part thereof is for the purpose of constructing improvements on such property of each provision or agreement of Borrower contained in any construction loan agreement. (5) Other agreement between Borrower and Lender relating to such property. (6) The performance and the, by Borrower of each of the covenants and agreements required to be kept, performed by Borrower, and to the terms of any and all other instruments creating Borrower's interest in or defining Borrower's right in respect to such property. (7) Compliance by Borrower with each and every monetary provision to be performed by Borrower under any declaration of covenants or conditions or restrictions pertaining to such property, and upon written request of Lender, the enforcement by Borrower of any covenant to pay maintenance or other charges if the same have not been paid or valid legal steps taken to enforce such payment within ninety (90) days after such written request is made. (8) At Lender's option, payment with interest thereon of any other present or future indebtedness or obligation of Borrower or any successor in interest of Borrower to such property due to Lender, whether created directly or acquired by absolute or contingent assignment, whether due or not, whether otherwise secured or not, or whether existing at the time of the execution of this Mortgage or arising thereafter, the existence of such indebtedness evidenced by a note or notes issued to Lender or any successor in interest of Lender. (9) Performance of all agreements of Borrower to pay taxes and charges to the Lender whether or not assessed forth. (10) Payment of charges, as allowed by law when such charges are made, but any of them regarding the obligation secured hereby.

IN THE CIRCUIT COURT OF THE 9TH JUDICIAL
CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO:

THE BANK OF NEW YORK MELLON TRUST
COMPANY, NATIONAL ASSOCIATION FKA
THE BANK OF NEW YORK TRUST
COMPANY, N.A. AS SUCCESSOR TO
JPMORGAN CHASE BANK N.A. AS TRUSTEE
FOR RAMP 2005RP2

PLAINTIFF

VS.

LESLIE G. SULLIVAN; UNKNOWN SPOUSE
OF LESLIE G. SULLIVAN IF ANY; ANY AND
ALL UNKNOWN PARTIES CLAIMING BY,
THROUGH, UNDER, AND AGAINST THE
HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT KNOWN TO
BE DEAD OR ALIVE, WHETHER SAID
UNKNOWN PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS, DEVISEES,
GRANTEES OR OTHER CLAIMANTS;
POINCIANA VILLAGE ONE ASSOCIATION,
INC.; ASSOCIATION OF POINCIANA
VILLAGES, INC.; JOHN DOE 1, JANE DOE 1,
JOHN DOE 2 AND JANE DOE 2 AS
UNKNOWN TENANTS IN POSSESSION

DEFENDANT(S)

COMPLAINT TO FORECLOSE MORTGAGE
AND TO ENFORCE LOST LOAN DOCUMENTS

Plaintiff, sues the Defendant(s) and alleges:

COUNT I

1. THIS IS AN ACTION to foreclose a Mortgage on real property in OSCEOLA County, Florida.
2. This Court has jurisdiction over the subject matter herein.
3. On NOVEMBER 13, 1989 LESLIE G. SULLIVAN AND ASNETH S. SULLIVAN, HUSBAND AND WIFE executed and delivered a Promissory Note and a PURCHASE MONEY Mortgage securing payment of the Note to the Payee named thereon.
4. The Mortgage was recorded on NOVEMBER 13, 1989 in Official Records Book 944 at page 2838, of the Public Records of OSCEOLA County, Florida, and mortgaged the property described in it, then owned by and possessed by the Mortgagors, a copy of the Mortgage IS attached hereto as "Exhibit "A". Said mortgage was subsequently assigned to THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE FOR RAMP 2005RP2 by virtue of an assignment to be recorded.
5. The Plaintiff owns and holds the Note and Mortgage.
6. The property is now owned by the Defendant(s), LESLIE G. SULLIVAN, if living and if dead, the unknown spouses, heirs and beneficiaries of LESLIE G. SULLIVAN who hold(s) possession.
7. There is a default under the terms of the note and mortgage for the JUNE 20, 2008 payment and all payments due thereafter.

IN THE CIRCUIT COURT OF THE 9TH JUDICIAL
CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION
CASE NO:

THE BANK OF NEW YORK MELLON TRUST
COMPANY, NATIONAL ASSOCIATION FKA
THE BANK OF NEW YORK TRUST
COMPANY, N.A. AS SUCCESSOR TO
JPMORGAN CHASE BANK N.A. AS TRUSTEE
FOR RAMP 2005RP2

08 CA 9462 MF
CIVIL ACTION SUMMONS

PLAINTIFF
VS.
LESLIE G. SULLIVAN, ET AL.
DEFENDANT(S)

RECEIVED: DATE: _____ TIME: _____
PERSON SERVED: Leslie Sullivan
DATE: 10/18/08 TIME: 1634
SERVER: Brent Branny

YOU ARE HEREBY COMMANDED to serve this summons and a copy of the complaint /amended complaint or
petition on defendant(s):

LESLIE G. SULLIVAN
646 REGENCY WAY
KISSIMMEE, FL 34758

~~XX-XX-5809~~

A lawsuit has been filed against you. You have 20 calendar days after this summons is served on you to file
a written response to the attached complaint with the clerk of this court. A phone call will not protect you; your written
response, including the case number given above and the names of the parties, must be filed if you want the court to hear
your side of the case. If you do not file your response on time, you may lose the case, and your wages, money and
property may thereafter be taken without further warning from the court. There are other legal requirements. You may
want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or legal
aid office (listed in the phone book)

If you choose to file a written response yourself, at the same time you file your written response to the court,
you must also mail or take a carbon copy or photocopy of your written response to the "plaintiff's attorney" listed below:

LAW OFFICES OF DAVID J. STERN, P.A.
900 SOUTH PINE ISLAND ROAD SUITE 400
PLANTATION, FL 33324-3920
TELEPHONE: (954) 233-8000

LARRY WHALEY, CLERK OF THE CIRCUIT COURT

DATED: OCT 10 2008

BY: /S/ BW
DEPUTY CLERK OF COURT

08-95874 GMAP

8. All conditions precedent to the acceleration of this Mortgage Note and to foreclosure of the Mortgage have been fulfilled or have occurred.
9. The Plaintiff declares the full amount payable under the Note and Mortgage to be due.
10. The borrowers owe Plaintiff \$37,519.52 that is due in principal on the Mortgage Note and Mortgage, together with interest from MAY 20, 2008, late charges, and all costs of collection including title search expenses for ascertaining necessary parties to this action and reasonable attorney's fees.
11. Plaintiff is obligated to pay its attorney a reasonable fee for his services rendered.
12. Defendants, John Doe 1, Jane Doe 1, John Doe 2 and Jane Doe 2, may claim an interest in the property described in the Mortgage as tenants pursuant to a lease agreement, either written or oral. Said interest is subject, subordinate, and inferior to the lien of the Mortgage held by Plaintiff.
13. In addition to all other named defendants, the unknown spouses, heirs, devisees, grantees, assignees, creditors, trustees, successors in interest or other parties claiming an interest in the subject property by, through under or against any of said defendants, whether natural or corporate, who are not known to be alive or dead, dissolved or existing, are joined as defendants herein. The claims of any of said parties are subject, subordinate, and inferior to the interest of Plaintiff.
14. The Defendant, POINCIANA VILLAGE ONE ASSOCIATION, INC., is joined because it may claim some interest in or lien upon the subject property by virtue of possible association liens and assessments. Said interest is subject, subordinate, and inferior to the lien of the Mortgage held by the Plaintiff.
15. The Defendant, ASSOCIATION OF POINCIANA VILLAGES, INC., is joined because it may claim some interest in or lien upon the subject property by virtue of possible association liens and assessments. Said interest is subject, subordinate, and inferior to the lien of the Mortgage held by the Plaintiff.
16. The Defendant, UNKNOWN SPOUSE OF LESLIE G. SULLIVAN, is joined because SHE may claim some interest in or lien upon the subject property by virtue of a possible homestead interest. Said interest is subject, subordinate and inferior to the interest of the Plaintiff's mortgage.

WHEREFORE, Plaintiff prays: That an accounting may be had and taken under the direction of this Court of what is due the Plaintiff for principal and interest on said Mortgage and Mortgage Note, and for the costs, charges and expenses, including attorney's fees and title search costs, and advancements which Plaintiff may be put to or incur in and about this suit, and that the Defendants found responsible for same be ordered to pay the Plaintiff herein the amounts so found to be due it; that in default of such payments, all right, title, interest, claim, demand, or equity of redemption of the Defendants and all other persons claiming by, through, under or against said Defendants since the filing of the Lis Pendens herein be absolutely barred and foreclosed and that said mortgage property be sold under the direction of this Court; that out of the proceeds of said sale, the amounts due the Plaintiff may be paid so far as same will suffice; and that a deficiency judgment be entered if applicable and only in the event no Order of Discharge of Personal Liability in Bankruptcy has been entered as to any of the Defendants who signed the subject Note and Mortgage and a Writ of Possession be issued.

WESTERN UNION

Customer Receipt / Recibo del Cliente

8433392841-3

00800841 Filed 02/05/15 Entered 02/05/15 13:24:22 Exhibit A

(Part 3) - Sullivan Diligence Response Pg 34 of 51

MSCOT #164
1084 CYPRESS PARKWAY
MISSISSIMMEE FL 34759

Date: 10/06/2008
OperID: 794

Time: 01:52 PM

Money Transfer Receive
MTCN: 808-123-1964
Sender: WU GMAC MORTGAGE

Amount: \$2360.00

Receiver: LESLIE G SULLIVAN

Check#8433392845 \$1000.00
Check#8433392846 \$1000.00
Check#8433392847 \$360.00

CLM#1533

Agent Signature /
Firma del Agente

Customer Signature /
Firma del Cliente

CERTAIN TERMS AND CONDITIONS GOVERNING THE MONEY TRANSFER SERVICE YOU HAVE SELECTED ARE SET FORTH ON THE BACK OF THIS FORM. BY SIGNING THIS FORM, YOU ARE AGREEING TO THOSE TERMS AND CONDITIONS. IN ADDITION TO THE TRANSFER FEE, WESTERN UNION ALSO MAKES MONEY WHEN IT CHANGES YOUR DOLLARS INTO FOREIGN CURRENCY. PLEASE SEE REVERSE SIDE FOR MORE INFORMATION REGARDING CURRENCY EXCHANGE.
ALGUNOS TERMINOS Y CONDICIONES QUE RIGEN EL SERVICIO DE TRANSFERENCIA DE DINERO QUE USTED HAELEGIDO, ESTÁN ESPEDIFICADOS EN EL REVERSO DE ESTÁ FORMULARIO. AL FIRMARIO, USTED ESTÁ DE ACUERDO CON ESOS TERMINOS US CONDICIONES. ADEMÁS DE LOS CARGOS POR EL SERVICIO DE TRANSFERENCIA, WESTERN UNION GANA DINERO CUANDO CAMBIA SUS DOLARES AMERICANOS POR MONEDA EXTRANJERA. POR FAVOR LEAEL REVERSO DE ESTE FORMULARIO PARA MAS INFORMACION SOBRE EL CAMBIO DE MONEDA.

WESTERN UNION

THIS INSTRUMENT PREPARED BY:
LOAN NO. 721-7
A. HILSON
WHEN RECORDED MAIL TO:
HOME SAVINGS OF AMERICA
P.O. BOX 7075
PASADENA, CALIFORNIA 91109-7075

ORBDK 944: P62 038

ADJUSTABLE RATE MORTGAGE LOAN

This Mortgage, made this 13th day of NOVEMBER 1989, between
the Mortgagor,
LESLIE G. SULLIVAN AND ASNETH S. SULLIVAN, HUSBAND AND WIFE

herein called Borrower whose address is 26 OAKCREST ROAD
HYDE PARK, MASS 02136

and the Mortgagee, HOME SAVINGS OF AMERICA, FA, a corporation herein called LENDER, whose address is P.O. Box 7075, Pasadena, California 91109-7075.

WHEREAS, Borrower is indebted to Lender in the principal sum of \$69,400.00 Dollars,
SIXTY-SIX THOUSAND FOUR HUNDRED AND NO/100
which indebtedness is evidenced by Borrower's Note of even date herewith (herein "Note"), providing for payment of principal and interest;
NOW THEREFORE, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the
County of OSCEOLA in the State of Florida,
LOT 13, BLOCK 1394, POINCIANA, NEIGHBORHOOD 1 SOUTH, VILLAGE 1, ACCORDING TO THE
OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 9 THROUGH 16, PUBLIC RECORDS OF
OSCEOLA COUNTY, FLORIDA.

The above described property is not the homestead of the mortgagor. The mortgagor
resides at 26 Oakcrest Road, Hyde Park, Mass 02136.

Documentary Tax Pd. \$ 99.10
Intangible Tax Pd. \$ 33.50
MCL VALLS JR., CLERK OF COURT
OSCEOLA COUNTY BY

Together with all interest which Borrower now has or may hereafter acquire in or to said property, and in and to (a) all easements and rights of way appurtenant thereto, and (b) all buildings, structures, improvements, fixtures and appurtenances now or hereafter placed thereon, including but not limited to, all apparatus and equipment, whether or not physically affixed to the land or any building, used to provide or supply air-cooling, air-conditioning, heat, gas, water light, power, refrigeration, ventilation, laundry, drying, dishwashing, garbage disposal, or other services; and all waste vent systems, antennas, pool equipment, window coverings, drapes and drapery rods, carpeting and floor coverings, awnings, ranges, ovens, water heaters and attached cabinets, it being intended and agreed that such items be or be deemed to be affixed to and to be part of the real property that is conveyed hereby; and (c) all water and water rights, whether or not appurtenant, and shares of stock pertaining to such water or water rights, ownership of which affects said property. Borrower agrees to execute and deliver, from time to time, such further instruments as may be requested by Lender to confirm the lien of this Mortgage on any such properties. The properties mortgaged, granted, and conveyed to Lender hereunder are hereinafter referred to as "such property".

The Borrower absolutely and irrevocably grants, transfers and assigns to Lender the rents, income, issues, and profits of all property covered by this Mortgage.

Borrower covenants that Borrower is lawfully seized of the estate herein conveyed and has the right to mortgage, grant and convey such property, that such property is unencumbered, and that Borrower will warrant and defend generally the title to such property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in such property.

FOR THE PURPOSE OF SECURING

(1) Payment of the sum of \$ with interest thereon, according to the terms of a promissory note of even date herewith and having a final maturity date of made by Borrower, payable to Lender or order, and all monthly, or other, extensions or renewals thereof. Payment of such additional sums with interest thereon, as may be hereafter borrowed from Lender by the then record owner of such property and evidenced by a promissory note or notes reflecting it or they are so secured and all modifications, extensions or renewals thereof; or (b) as may be incurred, paid out, or advanced by Lender, or may otherwise be due to Lender under any provisions of this Mortgage and all modifications, extensions or renewals thereof. (2) Performance of each agreement of Borrower contained herein or incorporated herein by reference or contained in any papers executed by Borrower relating to the loan secured hereby. (4) Performance, if the loan secured hereby or any part thereof is for the purpose of constructing improvements on such property of each provision or agreement of Borrower contained in any construction loan agreement, other agreement between Borrower and Lender relating to such property. (5) The performance and to, by Borrower or any of the covenants and conditions required to be kept, performed by E. L. Lender, and to the terms of any and any and all other instruments creating Borrower's interest in or defining Borrower's right in respect to such property. (6) Compliance by Borrower with each and every monetary provision to be performed by Borrower under any declaration of covenants or conditions or restrictions pertaining to such property, and upon written request of Lender, the enforcement by Borrower of any covenant to pay maintenance or other charges, if the same have not been paid or valid legal steps taken to enforce such payment within ninety (90) days after such written request is made. (7) At Lender's option, payment with interest thereon of any other present or future indebtedness or obligation of Borrower or any successor in interest of Borrower to such property due to Lender, whether created directly or assumed by assignment or contingent assignment, whether due or not, whether otherwise secured or not, or whether existing at the time of the execution of this Mortgage or arising thereafter, the existence of such indebtedness or obligation being evidenced by a note or notes to Borrower or any successor in interest of Borrower. (8) Performance of all agreements of Borrower to pay taxes and charges to the Lender whether or not herein set forth. (9) Payment of charges, as allowed by law when such charges are made, for any document regarding the obligation secured hereby.

IN THE CIRCUIT COURT OF THE 9TH JUDICIAL
CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO:

THE BANK OF NEW YORK MELLON TRUST
COMPANY, NATIONAL ASSOCIATION FKA
THE BANK OF NEW YORK TRUST
COMPANY, N.A. AS SUCCESSOR TO
JPMORGAN CHASE BANK N.A. AS TRUSTEE
FOR RAMP 2005RP2

PLAINTIFF

VS.

LESLIE G. SULLIVAN; UNKNOWN SPOUSE
OF LESLIE G. SULLIVAN IF ANY; ANY AND
ALL UNKNOWN PARTIES CLAIMING BY,
THROUGH, UNDER, AND AGAINST THE
HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT KNOWN TO
BE DEAD OR ALIVE , WHETHER SAID
UNKNOWN PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS, DEVISEES,
GRANTEES OR OTHER CLAIMANTS;
POINCIANA VILLAGE ONE ASSOCIATION,
INC.; ASSOCIATION OF POINCIANA
VILLAGES, INC.; JOHN DOE 1, JANE DOE 1,
JOHN DOE 2 AND JANE DOE 2 AS
UNKNOWN TENANTS IN POSSESSION

DEFENDANT(S)

COMPLAINT TO FORECLOSE MORTGAGE
AND TO ENFORCE LOST LOAN DOCUMENTS

Plaintiff, sues the Defendant(s) and alleges:

COUNT I

1. THIS IS AN ACTION to foreclose a Mortgage on real property in OSCEOLA County, Florida.
2. This Court has jurisdiction over the subject matter herein.
3. On NOVEMBER 13, 1989 LESLIE G. SULLIVAN AND ASNETH S. SULLIVAN, HUSBAND AND WIFE executed and delivered a Promissory Note and a PURCHASE MONEY Mortgage securing payment of the Note to the Payee named thereon.
4. The Mortgage was recorded on NOVEMBER 13, 1989 in Official Records Book 944 at page 2838, of the Public Records of OSCEOLA County, Florida, and mortgaged the property described in it, then owned by and possessed by the Mortgagors, a copy of the Mortgage IS attached hereto as "Exhibit "A". Said mortgage was subsequently assigned to THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE FOR RAMP 2005RP2 by virtue of an assignment to be recorded.
5. The Plaintiff owns and holds the Note and Mortgage.
6. The property is now owned by the Defendant(s), LESLIE G. SULLIVAN, if living and if dead, the unknown spouses, heirs and beneficiaries of LESLIE G. SULLIVAN who hold(s) possession.
7. There is a default under the terms of the note and mortgage for the JUNE 20, 2008 payment and all payments due thereafter.

IN THE CIRCUIT COURT OF THE 9TH JUDICIAL
CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION
CASE NO:

THE BANK OF NEW YORK MELLON TRUST
COMPANY, NATIONAL ASSOCIATION FKA
THE BANK OF NEW YORK TRUST
COMPANY, N.A. AS SUCCESSOR TO
JPMORGAN CHASE BANK N.A. AS TRUSTEE
FOR RAMP 2005RP2

08 CA 9462 MF
CIVIL ACTION SUMMONS

PLAINTIFF
VS.
LESLIE G. SULLIVAN, ET AL.
DEFENDANT(S)

RECEIVED: DATE: TIME:
PERSON SERVED: Leslie Sullivan
DATE: 10/18/08 TIME: 1634
SERVER: Brent Brawny

YOU ARE HEREBY COMMANDED to serve this summons and a copy of the complaint /amended complaint or
petition on defendant(s):

LESLIE G. SULLIVAN
646 REGENCY WAY
KISSIMMEE, FL 34758

~~XXX - XX-5804~~

A lawsuit has been filed against you. You have 20 calendar days after this summons is served on you to file
a written response to the attached complaint with the clerk of this court. A phone call will not protect you; your written
response, including the case number given above and the names of the parties, must be filed if you want the court to hear
your side of the case. If you do not file your response on time, you may lose the case, and your wages, money and
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LAW OFFICES OF DAVID J. STERN, P.A.
900 SOUTH PINE ISLAND ROAD SUITE 400
PLANTATION, FL 33324-3920
TELEPHONE: (954) 233-8000

LARRY WHALEY, CLERK OF THE CIRCUIT COURT

DATED: OCT 10 2008

BY: /S/ BW
DEPUTY CLERK OF COURT

08-95874 GMAP

8. All conditions precedent to the acceleration of this Mortgage Note and to foreclosure of the Mortgage have been fulfilled or have occurred.
9. The Plaintiff declares the full amount payable under the Note and Mortgage to be due.
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13. In addition to all other named defendants, the unknown spouses, heirs, devisees, grantees, assignees, creditors, trustees, successors in interest or other parties claiming an interest in the subject property by, through under or against any of said defendants, whether natural or corporate, who are not known to be alive or dead, dissolved or existing, are joined as defendants herein. The claims of any of said parties are subject, subordinate, and inferior to the interest of Plaintiff.
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16. The Defendant, UNKNOWN SPOUSE OF LESLIE G. SULLIVAN, is joined because SHE may claim some interest in or lien upon the subject property by virtue of a possible homestead interest. Said interest is subject, subordinate and inferior to the interest of the Plaintiff's mortgage.

WHEREFORE, Plaintiff prays: That an accounting may be had and taken under the direction of this Court of what is due the Plaintiff for principal and interest on said Mortgage and Mortgage Note, and for the costs, charges and expenses, including attorney's fees and title search costs, and advancements which Plaintiff may be put to or incur in and about this suit, and that the Defendants found responsible for same be ordered to pay the Plaintiff herein the amounts so found to be due it; that in default of such payments, all right, title, interest, claim, demand, or equity of redemption of the Defendants and all other persons claiming by, through, under or against said Defendants since the filing of the Lis Pendens herein be absolutely barred and foreclosed and that said mortgage property be sold under the direction of this Court; that out of the proceeds of said sale, the amounts due the Plaintiff may be paid so far as same will suffice; and that a deficiency judgment be entered if applicable and only in the event no Order of Discharge of Personal Liability in Bankruptcy has been entered as to any of the Defendants who signed the subject Note and Mortgage and a Writ of Possession be issued.

WESTERN UNION

Customer Receipt / Recibo del Cliente

8433392841-3

02/05/15 Filed 02/05/15 Entered 02/05/15 13:24:22 Exhibit A

(Part 3) - Sullivan Diligence Response Pg 39 of 51

AMSCDT #164
1084 CYPRESS PARKWAY
MISSIMMEE FL 34759

Date: 10/06/2008 Time: 01:52 PM
OperID: 794

Money Transfer Receive
MTCN: 808-123-1964
Sender: WU GMAC MORTGAGE

Amount: \$2360.00

Receiver: LESLIE G SULLIVAN

Check#8433392845 \$1000.00
Check#8433392846 \$1000.00
Check#8433392847 \$360.00

CLM #1533

Agent Signature /
Firma del Agente

Customer Signature /
Firma del Cliente

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WESTERN UNION

**WESTERN
UNION**

10-28-08
↓
Shelly Ashlee
\$ 3000
10-16-08
\$ 3

11-16-08
3340.96
4,500

LESLIE G SULLIVAN
646 REGENCY WY
KISSIIMMEE FL 34758

Your Western Union Quick Collect Money Transfer has been declined:

DATED: 09 28 2008
MTCN: 808 123 1964
AMOUNT: \$2360.00
PAYEE: G M A C MORTGAGECE
ACCT #: [REDACTED] 3060

Please return immediately to the office where your Quick Collect Money transfer was sent from to pick up your refund.

You must bring your Quick Collect Receipt and/or this letter with picture identification.

When you arrive at the Western Union agent's office, fill out the yellow "To Receive Money" form, listing your name as the receiver and sender of the money transfer and present the form to the agent for payout.

You may use the refund check to send a new Quick Collect payment after you have made arrangements with the company to which you had sent the payment.

Questions regarding your account should be directed to the company that declined the payment.

Customer Relations Department
Quick Collect Money Transfer Service
13022 Hollenberg Dr.
Bridgeton, Missouri 63044

J-15

257
254
1000 799
954-233-8000
9250
874 3585

Card Members Fill Out Yellow Shaded Area Only / Los tarjetahabientes solamente necesitan llenar el área amarilla

**WESTERN UNION® GOLD OR
PREFERRED CARD NUMBER**

Número de la tarjeta Gold o Preferred de Western Union

1 PAYMENT INFORMATION

INFORMACIÓN DEL PAGO

\$740.00

Dollar Amount Not To Exceed US \$5,000
El monto en dólares no debe exceder US \$5,000

When sending \$1,000 or more, you must provide identification and additional information.
Al enviar \$1,000 ó más, usted deberá proporcionar identificación e información adicional.

Pay to
Páguese a

AMAC Mortgage

Company Name/Nombre De La Compañía

Attention:

Atención:

Reference Number:

Número de Referencia:

Code City

Código de Ciudad

home

State

Estado

Texas

2 SENDER INFORMATION

INFORMACIÓN DEL REMITENTE

Sender's Name
Nombre del remitente

Leslie G. Sullivan

First Name/Primer Nombre

Last Name/Apellido Paterno

Account Number With Company
Número de cuenta con la compañía

3060

Telephone
Teléfono

(404) 932-1445

Address

Dirección

646 Regency Way

Street/Calle y número

City/Ciudad

Kissimmee

State/Estado

Zip/Código Postal

FL 34758

3 CONSUMER SIGNATURE

FIRMA DEL CLIENTE

Leslie G. Sullivan

AGENT USE ONLY

Sólo para uso del Agente

Additional consumer information on the back of this page.
Información adicional para el cliente al reverso de la hoja

Money Transfer Control Number

Número de Control de Transferencia

0000000000000000

Date

Fecha

Time

Hora

Amount

Cantidad

\$

1400

Transfer Fee

Carga por la transferencia

\$

12.94

Tax

Impuesto

\$

0.00

Total Amount Collected

Cantidad total cobrada

\$

1529.94

Rate of Exchange

Tipo de cambio

Amount to be Paid

Cantidad a pagar

Agent's Signature

Firma del agente

"IN ADDITION TO THE TRANSFER FEE, WESTERN UNION ALSO MAKES MONEY WHEN IT CHANGES YOUR DOLLAR INTO FOREIGN CURRENCY. PLEASE SEE ATTACHED PAGE FOR MORE INFORMATION REGARDING CURRENCY EXCHANGE. ♦ IF THE EXCHANGE RATE FOR YOUR TRANSACTION WAS DETERMINED AT THE TIME YOU SENT THE MONEY, THE CURRENCY TO BE PAID OUT AND THE EXCHANGE RATE ARE LISTED ON YOUR RECEIPT. OTHERWISE, THE EXCHANGE RATE WILL BE SET WHEN THE RECEIVER RECEIVES THE FUNDS. ♦ CERTAIN TERMS AND CONDITIONS GOVERNING THIS TRANSACTION AND THE SERVICES YOU HAVE SELECTED ARE SET FORTH ON THE ATTACHED PAGES. BY SIGNING THIS RECEIPT, YOU ARE AGREEING TO THOSE TERMS AND CONDITIONS.

"ADemás de los cargos por el servicio de transferencia, Western Union también gana dinero cuando cambia sus dólares a moneda extranjera. Por favor lea en las páginas anexas más información sobre el cambio de moneda. ♦ El tipo de cambio para su transacción fue fijado en el momento en el que envió el dinero, la moneda en la que se hará el pago y el tipo de cambio. Indicarán en el recibo. De lo contrario, el tipo de cambio se fijará cuando el destinatario reciba los fondos. ♦ Algunos términos y condiciones rigen esta transacción y los servicios que usted ha elegido se establecen en las páginas anexas. Firmar este recibo, usted declara que está de acuerdo con esos términos y condiciones.

QFMCCDUMB (12/05)

821811
4:32 on 23rd

(Part 3) - Sullivan Diligence Response Pg 42 of 51

PUBLIX #0153
841 CYPRESS PKWY
POINCIANA FL 34759

Order ID: 441 Quick Collect
02/23/2008
1005A EDT MTN: 460-671-5403

Sender/Remittente: LESLIE G SULLIVAN
Receiver/Destinataria: G M A C MORTGAGE

Code City/Código de la ciudad: HOME IA

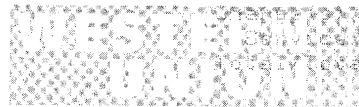
Account #/Número de cuenta: 1060

Reference #/Número de referencia:

Attn/Atención:

Western Union Card Number / Número de Tarjeta 768289785

Amount/Cantidad: \$ 740.00



Service/Cargos: 12.99

Total: \$ 752.99

YOU'VE BEEN ENROLLED IN THE GOLD CARD REWARDS PROGRAM! To activate your Rewards Card just use the Card Number listed above again. Once you do, we will send you Card in the mail and you'll begin earning valuable rewards!

Agent Signature /
Firma del Agente

[Handwritten Signature]

Customer Signature /
Firma del Cliente

IN ADDITION TO THE TRANSFER FEE, WESTERN UNION ALSO MAKES MONEY WHEN IT CHANGES YOUR DOLLARS INTO FOREIGN CURRENCY. PLEASE SEE REVERSE SIDE FOR MORE INFORMATION REGARDING CURRENCY EXCHANGE. IF THE EXCHANGE RATE FOR YOUR TRANSACTION WAS DETERMINED AT THE TIME YOU SENT THE MONEY, THE CHARGE WILL BE PAID DUE AND THE EXCHANGE RATE ARE LISTED ON YOUR RECEIPT. OTHERWISE, THE EXCHANGE RATE WILL BE SET WHEN THE ACTUAL DATE OF YOUR TRANSACTION IS PAID.

CLM #1533

Amount Expected*
 Cantidad a recibir

\$ 740.00

Money Transfer Control Number (if available)
 Número de control de transferencia (si está disponible)

When receiving \$1,000 or more, you must provide I.D. and additional information.
 Al recibir \$1,000 o más, usted deberá proporcionar identificación e información adicional.

1 MY INFORMATION

MI INFORMACIÓN

First Name / Nombre Leslie
 Last Name / Apellido Sullivan
 Telephone / Teléfono (407) 444-9321
 Money Sent From / Dinero Enviado Desde WU
 City / Ciudad Regency Way
 State / Estado FL
 Country / País
 My Address / Mi dirección Kissimmee
 Street / Calle y número FL 34758
 City / Ciudad State / Estado Zip / Código postal

2 SENDER INFORMATION

INFORMACIÓN DEL REMITENTE

First Name / Nombre Leslie G Sullivan
 Last Name / Apellido
 Maternal Name / Apellido Materno
 (Optional) Telephone / Teléfono (opcional) ()

3 ADDITIONAL INFORMATION
 (If Applicable)

INFORMACIÓN ADICIONAL
 (de ser necesario)

TEST QUESTION
 PREGUNTA
 CLAVE
 IF MONEY SENT FROM AN ATM
 DESDE CAJERO AUTOMATIZADO

Question (If Applicable)
 Pregunta (de ser necesario)

Answer
 Respuesta

Sender I.D.
 Identificación del remitente

Confirmation Code
 Código de Confirmación

CONSUMER SIGNATURE

FIRMA DEL CLIENTE

x Leslie G Sullivan

Western Union and its Agents may decline to accept or pay any money transfer that either of them determines in their sole discretion violates any applicable law or Western Union Policy. Western Union y sus Agentes podrían negarse a aceptar o a pagar cualquier transferencia de dinero si alguno de ellos determinara, a discreción propia, que ésta infringe cualquier ley o política de Western Union aplicable.

AGENT USE ONLY
 Sólo para uso del Agente

Money Transfer Control Number
 Número de control de transferencia

Agent / Agente Publix
 Operator number / Número del operador 413

Date / Fecha 8/30/08
 Time / Hora 10:55

I.D. Type / Tipo de identificación DL
 Number / Número 45527828

State / Estado FL
 Express / Expreso 5/22/11

2nd I.D. Type / 2º tipo de identificación
 2nd I.D. Number / 2º número de identificación

Check number / Número de cheque
 Amount / Cantidad

Date filed / Fecha de envío 1/1
 Cashed check / Cobro del cheque Yes / Si ☒ No ☐

Originating city/state/country / Envío desde ciudad/estado/país

Expected payout city/state/country / Ciudad/estado/país de destino Kissimmee FL

Test Question / Pregunta clave

Answer / Respuesta

Agent's Signature / Firma del Agente

* IF YOU RECEIVE FUNDS IN THE FORM OF A CHECK, YOU MAY INCUR ADDITIONAL FEES TO ACCESS THOSE FUNDS, INCLUDING BUT NOT LIMITED TO CHECK CASHING FEES. IF YOU WOULD PREFER TO RECEIVE YOUR FUNDS IN CASH, PLEASE CALL 1-800-325-6000 AND ASK FOR AGENT LOCATIONS IN YOUR AREA THAT WILL PAY OUT FUNDS IN CASH.

* SI USTED RECIBE LOS FONDOS POR MEDIO DE UN CHEQUE, PODRÍA INCURRIR EN CARGOS ADICIONALES PARA RETIRAR SUS FONDOS, QUE INCLUYEN PERO NO SE LIMITAN A CARGOS POR HACER EFECTIVO E CHEQUE. SI PREFERE RECIBIR SUS FONDOS EN EFECTIVO, POR FAVOR LLAME AL 1-800-325-6000 Y SOLICITE LAS DIRECCIONES DE AGENCIAS EN SU AREA QUE PAGAN LAS TRANSFERENCIAS EN EFECTIVO.



OFFICE OF FINANCIAL REGULATION

DON B. SAXON
COMMISSIONER

FINANCIAL SERVICES
COMMISSION

CHARLIE CRIST
GOVERNOR

BILL MCCOLLUM
ATTORNEY GENERAL

ALEX SINK
CHIEF FINANCIAL OFFICER

CHARLES BRONSON
COMMISSIONER OF
AGRICULTURE

October 27, 2008

Mr. Leslie G. Sullivan
646 Regency Way
Kissimmee, FL 34758

RE: Case #1658 – GMAC Mortgage LLC

Dear Mr. Sullivan:

Please be advised that we are in receipt of your complaint and have sent letters requesting information relating to your account to both GMAC and the law firm representing the mortgagee named in the foreclosure suit.

It is my recommendation that you seek the advice of legal counsel in order to protect the interest in your property. You should also file a request with your lender to initiate an agreement (in writing) to modify, restructure, or refinance your property. You might also seek an outside lender to refinance the property.

A further recommendation is that you contact 'Hope Now'. Hope Now is an organization that helps preserve home-ownership and works to prevent foreclosure. You may contact them at: 1 (888) 995-4673.

We will re-contact you as soon as we receive a response to our inquiry.

Sincerely,

Richard A. Roll
Area Financial Manager
Bureau of Finance Regulation
Orlando Regional Office

RAR:bg

...

the court in default of the payment of the amount found to be due the Plaintiff under the Note and Mortgage, and for other, further and general relief set forth in the Complaint.

3. The property involved is that certain parcel, lot or unit situate, lying and being in OSCEOLA County, Florida, as set forth in the mortgage recorded in Official Records Book 944, at Page 2838, more particularly described as follows:

LOT 13, BLOCK 1394, POINCIANA, NEIGHBORHOOD 1 SOUTH, VILLAGE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 9 THROUGH 16, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Dated at Plantation, Broward County, Florida, this 8 day of Oct, 2008.


ELISA HERNANDEZ SHUM

Law Offices of David J. Stern, P.A.

Attorney for Plaintiff

900 South Pine Island Road SUITE 400

Plantation, FL 33324-3920

(954) 233-8000

Bar #: 29554

76105 #32072

08-95874 GMAP

GMAC MORTGAGE, LLC**GMAC MORTGAGE, LLC**

1100 VIRGINIA DRIVE

FT. WASHINGTON, PA 19034

Loan No.:

[REDACTED] 060

Mortgagor (s), SSN:

LESLIE G. SULLIVAN

UNKNOWN SPOUSE OF LESLIE G. SULLIVAN

Property Address:

650 ROYALTY CT., KISSIMMEE, FL 34759

Original Balance:

\$664,000.00

Origination Date:

NOVEMBER 13, 1989

P&I Payment Amount:

\$390.96

Interest Rate (Percent):

5.580%

Loan Term (mo/yr):

360 term

EXHIBIT "B"

GMAC

COMMERCIAL TRUST

Mortgage

Date November 21, 2008

Number of pages including cover sheet:

TO: Leslie Sullivan

FROM: GC

GMAC MORTGAGE

8451 Hammond Avenue

Waterloo, IA 50702

Phone

Phone 1-800-766-4622

Fax Phone 407-932-1442

Fax Phone 319-236-5167

Account

Number [REDACTED] 3060

REMARKS:

☐ Urgent☐ For your
review☐ Reply ASAP☐ Please
Comment☐ See Attached

The information contained in this communication is confidential and privileged proprietary information intended only for the personal and confidential use of the individual or entity to whom it is addressed. If you are not the addressee indicated in this message (or an agent responsible for delivery of the message to such person), you are hereby notified that you have received this communication in error and that any review, dissemination, copying or unauthorized use of this message is strictly prohibited. In such case, you should destroy this message and kindly notify the sender by reply fax. Please advise immediately if you or your employer do not consent to fax messages of this kind. Opinions, conclusions and other information in this message that do not relate to the official business of the Company shall be understood as neither given nor endorsed by it. It is the Company's policy that faxes are intended for and should be used for business purposes only.

Case # 1533-Leave C Sullivan Loan # 810003060

Hissimone, FL 34758
10-24-08

CASE # 08 CA 4463 M.F.

Ms. ELSA HERNANDEZ PHUM
LAW OFFICES OF DAVID J. PHUM, P.A.
900 South KING ISLAND RD. Suite
PLANTATION, FL 33324-2920.

Larry D. Hotley
Clerk of Circuit Court
Osceola County
2 Courthouse Square
Hissimone, FL 34741

To: The Clerk of Court

Dear Sir/Madam:

This letter is to

inform you of a quantification and misleading information
regarding my mortgage in which I was served
notice of foreclosure. This move is respon-
sible to the charge.

I was not guilty, I try to pay
my mortgage as agreed to and those payments
was withheld deliberately, purposefully
cheered their agents to foreclose on me
and returned by them, with no reason other than
it was their objective and foreclose me. This was
a violation of the contract, at the time I was current with GMAC.

06-29-13

Leslie G. Sullivan

"Serious matter"

PLEASE Let me

have what I

rightly Deserve!

I still have not

recovered from

the foreclosure:

"my CREDIT is

Permanently

Ruined for life.

because of unfair

Tactics.

Unto CAESAR

the things that

is His, Unto God

the things that

God: THANKS

in ADVANCE!

Sincerely

Leslie G. Sullivan

CM #1533

06-29-13

Leslie G. Sullivan

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Sincerely

Leslie G. Sullivan